

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

November 21, 2002

Council Chambers

400 Stewart Avenue Las Vegas, Nevada

Phone 229-6301 TDD 386-9108

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COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. The Planning Commission may ask applicants and other interested parties for information or presentations. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the *October 24, 2002* Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TM-0063-02 - CONCORDIA @ DEER SPRINGS UNIT 3 - CONCORDIA HOMES - Request for a Tentative Map FOR A 68 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10 acres adjacent to the north side of Deer Springs Way, approximately 660 feet east of Fort Apache Road (APN: 125-20-201-011 and 012), U (Undeveloped) Zone [ML-TC (Medium Low Density Residential - Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).
2. TM-0044-02 - KRYSTAL COURT - DANA McDANIEL, ET AL - Request for a Tentative Map FOR A 15-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 9.0 acres adjacent to the west side of Torrey Pines Drive, approximately 275 feet south of El Campo Grande Avenue (APN: 125-26- 403-013), R-E (Residence Estates) Zone, Ward 6 (Mack).
3. TMP-1035 - PARADISE MEADOWS ENCORE – D. R. HORTON, INC. - Request for a Tentative Map FOR A 59 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 19.5 acres adjacent to the northeast corner of Thom Boulevard and Deer Springs Way (APN: 125-24-604-001 and portions of 125-24-604-005 and 125-24-603-005), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).
4. EOT-1124 - CENTENNIAL VILLAGE CENTER (A COMMERCIAL SUBDIVISION) - SHIRON CORPORATION - Request for an Extension of Time of an approved Tentative Map (TM-0034-00) FOR A ONE LOT COMMERCIAL SUBDIVISION on 9.5 acres on the northwest corner of the intersection of Centennial Parkway and Tenaya Way (APN: 125-22-404-003), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to TC (Town Center), Ward 6 (Mack).
5. EOT-1036 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A RESTAURANT WITH DRIVE-THROUGH adjacent to the northwest corner of Centennial Parkway and El Capitan Way [PROPOSED: Durango Drive alignment] (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).

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6. **EOT-1037 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED RESTRICTED GAMING IN CONJUNCTION WITH A CONVENIENCE STORE adjacent to the northwest corner of Centennial Parkway and El Capitan Way [PROPOSED: Durango Drive alignment] (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).
7. **EOT-1038 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED THE SALE OF PACKAGED LIQUOR FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A CONVENIENCE STORE adjacent to the northwest corner of Centennial Parkway and El Capitan Way [PROPOSED: Durango Drive alignment] (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).
8. **EOT-1039 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED FUEL PUMPS IN CONJUNCTION WITH CONVENIENCE STORE adjacent to the northwest corner of Centennial Parkway and El Capitan Way [PROPOSED: Durango Drive alignment] (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).
9. **EOT-1028 - NEVADA ACQUISITIONS, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Site Development Plan Review WHICH ALLOWED A 8,144 SQUARE FOOT COMMERCIAL DEVELOPMENT on 2.19 acres adjacent to the northwest corner of Centennial Parkway and El Capitan Way [PROPOSED: Durango Drive alignment] (APN: 125-20-402-008), TC (Town Center) Zone, Ward 6 (Mack).
10. **EOT-1084 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A SUPPER CLUB adjacent to the southwest corner of the Farm Road alignment and U.S. Highway 95 (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).
11. **EOT-1085 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED SUPPER CLUB approximately 800 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

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12. **EOT-1086 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED SUPPER CLUB approximately 900 feet south of the Farm Road alignment and 200 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).
13. **EOT-1087 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED SUPPER CLUB approximately 200 feet south of the Farm Road alignment and 50 feet west of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).
14. **EOT-1088 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A DRIVE THROUGH IN CONJUNCTION WITH A PROPOSED FAST FOOD RESTAURANT 650 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).
15. **EOT-1089 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A DRIVE THROUGH IN CONJUNCTION WITH A PROPOSED FAST FOOD RESTAURANT adjacent to the southwest corner of the Farm Road alignment and U.S. Highway 95 (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).
16. **EOT-1090 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A DRIVE THROUGH IN CONJUNCTION WITH A PROPOSED FAST FOOD RESTAURANT adjacent to the southwest corner of the Farm Road alignment and U.S. Highway 95 (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).
17. **EOT-1091 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A DRIVE THROUGH IN CONJUNCTION WITH A PROPOSED FAST FOOD RESTAURANT approximately 650 feet south of the Farm Road alignment and 50 feet west of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).

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18. **EOT-1092 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED CONVENIENCE STORE WITH FUEL PUMPS approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).
19. **EOT-1093 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED CARWASH approximately 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).
20. **EOT-1094 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE 1,100 feet south of the Farm Road alignment and 300 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).
21. **EOT-1095 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Special Use Permit WHICH ALLOWED A PROPOSED AUTO LUBE FACILITY approximately 150 feet south of the Farm Road alignment and 50 feet east of the U.S. 95 Frontage Road alignment (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).
22. **EOT-1083 - NORTHWEST 95, LIMITED LIABILITY COMPANY** - Request for an Extension of Time of an approved Site Development Plan Review WHICH ALLOWED A PROPOSED 284,150 SQUARE FOOT COMMERCIAL CENTER on 41.28 acres adjacent to the southwest corner of the Farm Road alignment and U.S. Highway 95 (APN: 125-17-301-003 and 004), TC (Town Center) Zone, Ward 6 (Mack).
23. **ANX-1069 - KD & JC SMITH REVOCABLE LIVING TRUST** - Petition to annex property generally located on the southeast corner of Hualapai Way and Grand Teton Road containing approximately 2.45 acres (APN: 125-18-101-001), Ward 6 (Mack).

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24. ANX-1114 - DEANNA H. SIERRAS - Petition to annex property generally located on the northeast corner of Chieftain Street and Severence Lane containing approximately 5.0 acres of land (APN: 125-18-702-006), Ward 6 (Mack).

PUBLIC HEARING ITEMS:

25. ABEYANCE - SNC-0002-02 - MOUNTAIN SPA RESORT DEVELOPMENT LIMITED LIABILITY COMPANY ON BEHALF OF PULTE HOMES - Request for a Street Name Change, From: Mountain Spa Drive, TO: SILVERSTONE RANCH DRIVE, located at the terminus of Buffalo Drive, approximately 800 feet north of Racel Street.
26. ABEYANCE - RENOTIFICATION - VAC-0063-02 - SCHOOL BOARD OF TRUSTEES - Petition to vacate a portion of Ninth Street located between Lewis Avenue and Clark Avenue, Ward 5 (Weekly).
27. ABEYANCE - RENOTIFICATION - U-0041-02 - SEA BREEZE STEINER'S LIMITED LIABILITY COMPANY ON BEHALF OF LAURICH PROPERTIES, INC. - Request for a Special Use Permit FOR A TAVERN adjacent to the east side of Buffalo Drive, approximately 500 feet north of Vegas Drive (APN: 138-22-418-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
28. ABEYANCE - Z-0041-02 - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) of 4.40 acres adjacent to the south side of Harris Avenue, east of the Marion Drive Alignment (APN: 140-29-801-001), Ward 3 (Reese).
29. ABEYANCE - VAR-1031 - NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 10,725 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION adjacent to the south side of Harris Avenue, along the east side of the Marion Drive alignment (APN: 140-29-801-001), R-E (Residence Estates) Zone [PROPOSED: R-PD5 (Residential Planned Development – 5 Units Per Acre)], Ward 3 (Reese).

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30. **ABEYANCE – Z-0041-02(1) – NELLIS LAND COMPANY ON BEHALF OF LONGFORD GROUP** - Request for a Site Development Plan Review FOR A PROPOSED 15-LOT SINGLE-FAMILY SUBDIVISION on 4.40 acres adjacent to the south side of Harris Avenue, east of the Marion Drive alignment (APN: 140-29-801-001), [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 3 (Reese).
31. **ABEYANCE – Z-0071-02 – FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Rezoning FROM: U (Undeveloped) [TC (Town Center) General Plan Designation] TO: TC (Town Center) of 2.35 acres adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [proposed Durango Drive alignment] (APN: 125-20-201-017 and 018), PROPOSED USE: TAVERN, Ward 6 (Mack).
32. **ABEYANCE – U-0118-02 – FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Special Use Permit FOR A TAVERN adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [proposed Durango Drive alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center) Zone], Ward 6 (Mack).
33. **ABEYANCE – Z-0071-02(1) – FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Site Development Plan Review FOR A PROPOSED TAVERN on 2.35 acres adjacent to the north side of Deer Springs Way approximately 330 feet west of El Capitan Way [proposed Durango Drive Alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).
34. **ABEYANCE – SUP-1060 – FRE-AL, LIMITED LIABILITY COMPANY AND ALBERT FLANGAS ON BEHALF OF FRED LESSMAN** - Request for a Special Use Permit FOR GAMING IN CONJUNCTION WITH A PROPOSED TAVERN adjacent to the north side of Deer Springs Way, approximately 330 feet west of El Capitan Way [PROPOSED Durango Drive alignment] (APN: 125-20-201-017 and 018), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).

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35. ABEYANCE - GPA-0035-02 - MARY BARTSAS, ET AL ON BEHALF OF CARTER & BURGESS, INC. - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on 34.43 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (APN: 138-02-601-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).
36. ABEYANCE - Z-0081-02 - MARY BARTSAS, ET AL ON BEHALF OF CARTER & BURGESS, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 34.43 acres adjacent to the northwest corner of Craig Road and Jones Boulevard (APN: 138-02-601-004), Ward 6 (Mack).
37. ABEYANCE - GPA-0039-02 - VIVINIAN O'HARE ON BEHALF OF RICHMOND AMERICAN HOMES - Request to amend a portion of the Centennial Hills Sector Plan FROM: EC-TC (Employment Center - Town Center) TO: MLA-TC (Medium Low Attached - Town Center) on 26.45 acres adjacent to the east side of Tee Pee Lane, approximately 250 feet north of Grand Teton Drive (APN: 125-07-801-002), Ward 6 (Mack).
38. ABEYANCE - Z-0072-02 - SOUTHWEST DESERT EQUITIES, ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 16.1 acres adjacent to the south side of Lone Mountain Road west of Cliff Shadows Parkway (APN: 137-01-101-002, 003 and 004), PROPOSED USE: SINGLE FAMILY DETACHED DEVELOPMENT, Ward 4 (Brown).
39. ABEYANCE - Z-0072-02(1) - SOUTHWEST DESERT EQUITIES ET AL ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A PROPOSED 151 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 18.9 acres adjacent to the south side of Lone Mountain Road, west of Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 137-01-101-005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
40. ABEYANCE - Z-0067-99(3) - B & B TRUST ON BEHALF OF KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A 123 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.98 acres adjacent to the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007 and 008), U (Undeveloped) Zone [PCD (Planned

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Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

41. ABEYANCE - VAC-0074-02 - PALM MORTUARY, INC. - Petition to vacate Rome Avenue and Maverick Street generally located west of Jones Boulevard and south of Deer Springs Way, Ward 6 (Mack).
42. ABEYANCE - GPA-0033-02 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium-Low Density Residential) TO: SC (Service Commercial) on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), Ward 4 (Brown).
43. ABEYANCE - Z-0079-02 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-CL (Single Family Compact-Lot) TO: C-1 (Limited Commercial) on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), Ward 4 (Brown).
44. ABEYANCE - SDR-1020 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and for a Reduction in the Amount of Perimeter Landscaping FOR A PROPOSED 15,000 SQUARE FOOT OFFICE BUILDING AND A 67,210 SQUARE FOOT MINI STORAGE DEVELOPMENT on 5.0 acres adjacent to the northwest corner of Cheyenne Avenue and Grand Canyon Drive (APN: 138-07-401-008), R-CL (Single Family Compact-Lot) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).
45. SUP-1105 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A MINI-WAREHOUSE FACILITY adjacent to the north side of Cheyenne Avenue, approximately 250 feet west of Grand Canyon Drive (APN: 138-07-401-008), R-CL (Single Family Compact-Lot) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).
46. VAR-1106 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW A ZERO FOOT REAR SETBACK WHERE 20 FEET IS THE MINIMUM ALLOWED AND A ZERO FOOT SIDE SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK ALLOWED IN CONJUNCTION WITH A PROPOSED MINI-WAREHOUSE FACILITY adjacent to the north side of Cheyenne Avenue, approximately 250 feet west of Grand Canyon Drive (APN: 138-07-401-008), R-CL (Single Family Compact-Lot) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

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47. **SUP-1107 - APACHE CHEYENNE, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A RECREATIONAL VEHICLE AND BOAT STORAGE IN CONJUNCTION WITH A PROPOSED MINI-WAREHOUSE DEVELOPMENT adjacent to the north side of Cheyenne Avenue, approximately 250 feet west of Grand Canyon Drive (APN: 138-07-401-008), R-CL (Single Family Compact-Lot) [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).
48. **ZON-1103 - PARDEE HOMES OF NEVADA** - Request for a Rezoning FROM: U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] TO: TC (Town Center) of 4.0 acres adjacent to the northwest corner of Dorrell Street and Fort Apache Road (APN: 125-19-501-019), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
49. **SDR-1104 - PARDEE HOMES OF NEVADA** - Request for a Site Development Plan Review FOR A PROPOSED 90-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on approximately 15.01 acres adjacent to the northwest corner of Dorrell Street and Fort Apache Road (APN: 125-19-501-017, 018 and 019), U (Undeveloped) [L-TC (Low Density Residential - Town Center) General Plan Designation] under Resolution of Intent to TC (Town Center) and U (Undeveloped) [L-TC (Low Density Residential-Town Center) General Plan Designation] [PROPOSED: TC (Town Center)], Ward 6 (Mack).
50. **ZON-1112 - JEROD, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 1.22 acres at 4485 North Rainbow Boulevard (APN: 138-03-602-013), PROPOSED USE: OFFICE CONVERSION, Ward 4 (Brown).
51. **ZON-1123 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) TO: PD (Planned Development) on 38.5 acres adjacent to the northeast corner of Cliff Shadows Parkway and Alexander Road (APN: 137-01-301-010 and a portion of 137-01-301-003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).
52. **SDR-1120 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY ON BEHALF OF CONCORDIA HOMES** - Request for a Site Development Plan Review FOR A 77-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 22.18 acres adjacent to the northwest and northeast corners of Cliff Shadows Parkway and Hickam Avenue (APN: 137-01-301-010 and a portion of 137-01-301-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

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53. **SDR-1128 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 147-LOT SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 16.74 acres adjacent to the northeast corner of Cliff Shadows Parkway and Alexander Road (a portion of APN: 137-01-301-003), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation and U (Undeveloped) [PCD (Planned Community Development) General Plan Designation under Resolution of Intent to PD (Planned Development) [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
54. **ZON-1125 - PN II, INC. ON BEHALF OF PULTE HOMES** - Request for a Rezoning FROM: C-1 (Limited Commercial) TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 38.0 acres adjacent to the northeast corner of Everest Street and Mountain Spa Drive [PROPOSED: Silverstone Ranch Drive] (APN: 125-10-212-001 and 002), Ward 6 (Mack).
55. **VAR-1080 - DAVID O'SHANN** - Request for a Variance TO ALLOW TWO EXISTING DETACHED ACCESSORY STRUCTURES TO BE SET BACK TWO FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE REQUIRED CORNER SIDE SETBACK at 7929 Fanciful Avenue (APN: 138-28-814-057), R-1 (Single Family Residential) Zone, Ward 2 (L.B. McDonald).
56. **VAR-1117 - MOUNTAIN VIEW ASSEMBLY OF GOD CHURCH** - Request for a Variance TO ALLOW AN ELECTRONIC MESSAGE UNIT ON AN EXISTING PYLON SIGN WHERE SUCH USE IS PROHIBITED BY THE ZONING CODE at 3900 East Bonanza Road (APN: 140-30-401-003 and 004), R-E (Residence Estates) and R-1 (Single Family Residential) under Resolution of Intent to C-V (Civic) Zone, Ward 3 (Reese).
57. **ROC-1111 - MOUNTAIN VIEW ASSEMBLY OF GOD CHURCH** - Request for a Review of Condition #11 of an approved Site Development Plan Review [Z-0079-96(1)] WHICH REQUIRED A CUL-DE-SAC RADIUS TO BE CONSTRUCTED AT THE TERMINUS OF HERFORD LANE at 3900 East Bonanza Road (APN: 140-30-401-003 and 004), R-1 (Single Family Residential) under Resolution of Intent to C-V (Civic) Zone, Ward 3 (Reese).

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58. **VAR-1121 - PETE K. LEHR** - Request for a Variance TO ALLOW AN EXISTING DETACHED GARAGE WITHIN THE FRONT YARD OF AN EXISTING SINGLE FAMILY DWELLING WHERE A DETACHED ACCESSORY STRUCTURE IS NOT PERMITTED AND TO BE SET BACK 3 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM REQUIRED AND 3 FEET 10 INCHES FROM THE SIDE PROPERTY LINE WHERE 5 FEET IS THE MINIMUM REQUIRED at 400 Princeton Street (APN: 138-25-713-118), R-1 (Single Family Residential) Zone, Ward 1 (M. McDonald).
59. **RQR-1102 - RICHARD ATTISANI ON BEHALF OF CLEAR CHANNEL OUTDOOR** - Required Two Year Review on an approved Special Use Permit (U-0155-96) WHICH ALLOWED A 40 FOOT TALL, 12 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1217 South Commerce Street (APN: 162-03-110-120), C-M (Commercial/Industrial) Zone, Ward 1 (M. McDonald).
60. **RQR-1143 - SCANDIA FAMILY FUN CENTERS** - Required Five Year Review of an approved Special Use Permit (U-0168-92) WHICH ALLOWED A 40 FOOT TALL, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2900 Sirius Avenue (APN: 162-08-702-002), M (Industrial) Zone, Ward 1 (M. McDonald).
61. **SUP-1137 - PECCOLE 1982 TRUST** - Request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL, CLINIC OR SHELTER WITHOUT OUTSIDE PENS adjacent to the southwest corner of Charleston Boulevard and Hualapai Way (APN:163-06-101-002), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
62. **SUP-1138 - PECCOLE 1982 TRUST** - Request for a Special Use Permit and a Waiver for the storage of recreational vehicles and boats within the required rear setback and perimeter landscape buffer area FOR RECREATIONAL VEHICLE AND BOAT STORAGE IN CONJUNCTION WITH A PROPOSED MINI-WAREHOUSE FACILITY on 6.04 acres adjacent to the southwest corner of Charleston Boulevard and Hualapai Way (APN: 163-06-101-002), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
63. **SUP-1139 - PECCOLE 1982 TRUST** - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY on 6.04 acres adjacent to the southwest corner of Charleston Boulevard and Hualapai Way (APN: 163-06-101-002), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

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64. SDR-1136 - PECCOLE 1982 TRUST - Request for a Site Development Plan Review and for a Reduction in the Amount of Required Perimeter Landscaping FOR A PROPOSED COMMERCIAL CENTER INCLUDING AN ANIMAL HOSPITAL, MINI-WAREHOUSE FACILITY, AND RETAIL PAD SITE on 6.04 acres adjacent to the southwest corner of Charleston Boulevard and Hualapai Way (APN: 163-06-101-002), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
65. SUP-1068 - SAHARA RANCHO OFFICE COMPLEX, LIMITED LIABILITY COMPANY ON BEHALF OF CINGULAR WIRELESS - Request for a Special Use Permit FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 2320 South Rancho Drive (APN: 162-04-401-004), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
66. SUP-1082 - VICKI PAULBICK 1982 LIVING TRUST ON BEHALF OF NEXTEL COMMUNICATIONS - Request for a Special Use Permit FOR A PROPOSED 65 FOOT TALL WIRELESS COMMUNICATION FACILITY, NON-STEALTH DESIGN at 1415 South Western Street (APN: 162-04-605-004), M (Industrial) Zone, Ward 1 (M. McDonald).
67. SUP-1097 - NAMCO 8, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR (GIOCOMO'S CLASSIC DINNER PLAYHOUSE) at 3231 North Decatur Boulevard (APN: 138-12-813-001), C-2 (General Commercial) and R-E (Residence Estates) under Resolution of Intent to C-2 (General Commercial), Ward 6 (Mack).
68. SUP-1101 - PARVIZ GHAFARI - Request for a Special Use Permit FOR A TOWING SERVICE WITH NO STORAGE YARD (BRUCE TOWING) at 1731 Fremont Street (APN: 139-35-315-007), C-2 (General Commercial) Zone, Ward 5 (Weekly).
69. SUP-1108 - FARM ROAD RETAIL, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR IN CONJUNCTION WITH A PROPOSED RESTAURANT (GRAND CHINA III) at 8450 West Farm Road (APN: 125-17-610-004), TC (Town Center) Zone [SC-TC (Service Commercial-Town Center)], Ward 6 (Mack).
70. SUP-1126 - DORAN AND RACHEL GERBY ON BEHALF OF TERESA NEELY - Request for a Special Use Permit FOR A SECONDHAND DEALER at 1007 South Main Street (a portion of APN:139-33-811-026), C-M (Commercial/ Industrial) Zone, Ward 1 (M. McDonald).

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71. **SUP-1132 - ETHNEY HOVANEK** - Request for a Special Use Permit and a Waiver of the Required 400 foot Distance Separation Requirement from a Child Care Facility FOR A PROPOSED RESTAURANT SERVICE BAR IN CONJUNCTION WITH AN EXISTING RESTAURANT (TIPANAN SA FRANKLYN'S) at 2202 West Charleston Boulevard (APN: 139-32-804-007), PD (Planned Development) Zone, Ward 5 (Weekly).
72. **SDR-1122 - DON AND JUDITH TINGEY, ET AL** - Request for a Site Development Plan Review FOR A 73 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 24.34 acres adjacent to the northwest corner of Tropical Parkway and Jones Boulevard (APN: 125-26-602-001, 125-26-604-004, 005, 006, 009, 010, and 011), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre and R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
73. **SDR-1129 - CITY OF LAS VEGAS ON BEHALF OF LAS VEGAS METROPOLITAN POLICE DEPARTMENT** - Request for a Site Development Plan Review and for a Reduction in the Amount of Required Perimeter Landscaping FOR A PROPOSED 17,235 SQUARE FOOT METRO POLICE SUBSTATION on 4.60 acres at 600 North Ninth Street (APN: 139-27-805-001), C-V (Civic) Zone, Ward 5 (Weekly).
74. **ROC-1118 - PERMA-BILT HOMES** - Request for a Review of Conditions #4 and #5 of an approved Rezoning (Z-0079-01) WHICH REQUIRED THE DEDICATION AND CONSTRUCTION OF HALF-STREET IMPROVEMENTS ALONG WITTIG AVENUE adjacent to the southeast corner of Grand Canyon Drive and Elkhorn Road (APN: 125-19-501-001 and 002), U (Undeveloped) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).
75. **ROC-1119 - WESTVIEW, LIMITED LIABILITY COMPANY ON BEHALF OF PERMA-BILT HOMES** - Request for a Review of Condition #4 of an approved Rezoning (Z-0058-01) WHICH REQUIRED THE CONSTRUCTION OF HALF-STREET IMPROVEMENTS ALONG WITTIG AVENUE adjacent to the southwest corner of Tee Pee Lane and Wittig Avenue (APN: 125-19-501-011, 012, 013, 014, 125-19-601-002 and 003), U (Undeveloped) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).
76. **ROC-1141 - ABLE, LIMITED LIABILITY COMPANY** - Request for a Review of Conditions #4 and #6 of an approved Rezoning (Z-0029-01) WHICH REQUIRED FULL WIDTH ALLEY PAVING AND MEETING WITH THE TRAFFIC ENGINEERING REPRESENTATIVE FOR THE POSSIBLE REDESIGN OF DRIVEWAYS, ON-SITE CIRCULATION AND LAYOUT at 1201 Arville Street (APN: 162-06-510-018), P-R (Professional Office and Parking) under Resolution of Intent to C-1 (Limited Commercial), Ward 1 (M. McDonald).

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77. SNC-1109 - PN II, INC. - Request for a Street Name Change FROM: Buffalo Drive TO: Silverstone Ranch Drive, from Racel Street north approximately 800 feet, Ward 6 (Mack).
78. VAC-1004 - WILLIAM AND ROCHELLE HOCKETT - Petition to vacate a five foot wide public utility easement at 8408 Cinnamon Hill Avenue, Ward 4 (Brown).
79. VAC-1098 - TALON JONES, LIMITED LIABILITY COMPANY - Petition to vacate a portion of Red Rock Street generally located east of Jones Boulevard, south of Charleston Boulevard, Ward 1 (M. McDonald).

NON-PUBLIC HEARING ITEMS:

80. ABEYANCE - Z-0047-56(1) - RICHFIELD OIL CORPORATION ON BEHALF OF THOMAS ARLT - Request for a Site Development Plan Review and a Reduction of the on-site landscape requirements FOR A PROPOSED 5,800 SQUARE FOOT OFFICE BUILDING on 0.48 acres at 2801 West Washington Avenue (APN: 139-29-301-001), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
81. ABEYANCE - SDR-1046 - BUFFALO WASHINGTON, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a reduction of the perimeter landscape requirement FOR A PROPOSED 11,987-SQUARE-FOOT PHARMACY on 2.5 acres adjacent to the southeast corner of Buffalo Drive and Washington Avenue (APN: 138-27-301-015), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
82. ABEYANCE - MSP-0011-02 - THREE B'S INC. - Request for a Master Sign Plan FOR APPROVED RETAIL BUILDINGS adjacent to the south side of Charleston Boulevard, between Durango Drive and Merialdo Lane (APN: 163-05-517-002), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

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83. SDR-1134 - CITY OF LAS VEGAS - Request for a Site Development Plan Review TO REPLACE AN EXISTING FIRE STATION AND CONSTRUCT A NEW 64,587 SQUARE FOOT FIRE STATION at 1020 Hinson Street (a portion of APN: 139-31-801-014), C-V (Civic) Zone, Ward 1 (M. McDonald).

DIRECTOR'S BUSINESS:

84. ABEYANCE - TXT-1059 - CITY OF LAS VEGAS - Discussion and Possible action to amend Title 19.18.050(B) of the Las Vegas Zoning Code to clarify that certain condominium-related conversions require site development plan review, and to provide for other related matters.
85. DIR-1252 - CITY OF LAS VEGAS - Election of Planning Commission Officers for 2003.

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.